



May 19, 2016

The Honorable Greg Anderson, President  
The Honorable Scott Wilson, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2016-297** **Application for: Beach & Central Parkway PUD**

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD:  Approve  Approve with Conditions  Deny

● Recommendation by PC to LUZ:  Approve  Approve with Conditions  Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated February 11, 2016.
2. The original written description dated April 19, 2016.
3. The original site plan dated February 8, 2016.
4. The Development Services Division Memorandum dated May 5, 2016 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions\* to the Ordinance:

1. Any outside storage use on the subject property shall be subordinate to another permitted use and shall be visually screened pursuant to the supplemental performance standards and criteria of the Land Development Regulations.
2. There shall be no more than one ground sign per road frontage.

\*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

● Recommended PC Conditions that can be incorporated into the Written Description: None

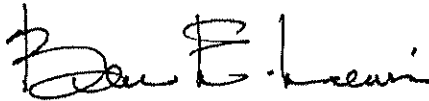
● PC Vote: 5-0

- PC Commentary: There was one speaker who is the East Park Business Association president and a land owner in the business park in opposition. He indicated that there is an adjacent mental health facility that could be adversely impacted by the 24 hour noise and selling of beer and wine and the proposed cut in the median to allow access may create traffic problems in an already busy intersection.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nate Day (Alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor  
 Planning and Development Department

# *Transmittal To Land Use Section For Review of Zoning Applications*

Application # 2016-0297 PUD

Planning District 3

Requesting Zoning Planner Aaron Glick

Date Request Transmitted 5/6/16

Date Requested for Completion and Return 5/11/16



Date Received 5/9/16

Land Use Planner Receiving the Request Helena Parola

Date returned to Zoning Planner 5/10/16

## Comments:

PUD 2016-297 is located within the BP land use category and within the Suburban Development Area. The proposed PUD includes a site plan for a convenience store and gas station in the subject location. Commercial uses as proposed in the written description and in the site plan for a convenience store/gas station are permitted as a secondary use in Industrial land use categories. The rezoning to a PUD would allow the use of commercial uses as a secondary use within the BP land use designation.

However, listed as a potential use within the PUD WD is outdoor storage. It should be understood that the BP land use category only allows outdoor storage as an accessory to a permitted use and it must be visually screened pursuant to the Land Development Regulations.

Additionally, with Beach Boulevard classified as a Principal Arterial Roadway and Central parkway as a local road, the secondary use meets the locational criteria for the Comp Plan.

The proposed PUD is consistent with the BP land use category and the 2030 Comprehensive Plan with the following Goals and policies:

### **GOAL 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2016-0297****TO PLANNED UNIT DEVELOPMENT****MAY 19, 2016**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2016-0297** to Planned Unit Development.

**Location:** 0 Beach Blvd  
Southeast Quadrant of Beach Blvd and Central Pkwy.  
Between I-295 and Kernan Blvd. S.

**Real Estate Number:** 165425 0150

**Current Zoning District:** Industrial Business Park (IBP)

**Proposed Zoning District:** Planned Unit Development (PUD)

**Current Land Use Category:** Business Park (BP)

**Planning District:** Southeast, District 3

**Planning Commissioner:** Daniel Blanchard

**City Council District:** The Honorable Danny Becton, District 11

**Applicant/Agent:** Paul M. Harden, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

**Owner:** George C. McCombs  
Number One Vending Service, Inc.  
8955 Beach Blvd.  
Jacksonville, Florida 32224

**Staff Recommendation:** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2016-0297** seeks to rezone approximately 2.71±

acres of land from IBP to PUD. The subject site is currently undeveloped. The rezoning to PUD is being sought so that the property may be developed with a 6,100+/- square foot filling gas station, car wash, and convenience store. The submitted site plan shows 16 fueling stations along with access along Beach Boulevard and Central Parkway. Uses permitted by right and by Exception in the IBP Zoning District will be permitted by the same in this PUD.

### CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Business Park (BP) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

Commercial uses as proposed in the written description and in the site plan for a convenience store/gas station are permitted as a secondary use in Industrial land use categories. The rezoning to a PUD would allow the use of commercial uses as a secondary use within the BP land use designation.

However, listed as a potential use within the PUD WD is outdoor storage. It should be understood that the BP land use category only allows outdoor storage as an accessory to a permitted use and it must be visually screened pursuant to the Land Development Regulations.

Additionally, with Beach Boulevard classified as a Principal Arterial Roadway and Central parkway as a local road, the secondary use meets the locational criteria for the Comp Plan.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district as follows:

*(1) Consistency with the 2030 Comprehensive Plan*

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

**GOAL 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**1.1.11**

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

*The project is commercial infill along a major arterial roadway.*

**1.1.16**

Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

*Nearby uses including office and warehouse, institutional are complementary to the proposed fueling station, car wash, and convenience store use.*

**1.1.22**

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

*The project site is commercial infill development and will connect to JEA utilities.*

**1.3.4**

New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

*The PUD site plan shows a cross access connection to the adjacent parcel to the east. Final approval of all connection and access points will be subject to the review and approval of both FDOT and the Traffic Engineering Division.*

**GOAL 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*The project will incorporate or relocate an existing bus stop along Beach Boulevard. There are no directly adjacent residential uses that would be impacted by the proposed use.*

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility Management System*

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System Office (CMMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not intend to utilize lands for residential use.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

Traffic circulation patterns: The site plan shows multiple access points: one right-in access from Beach Boulevard, one right-out exit onto Central Parkway, and one full access driveway on Central Parkway. Currently there is a raised landscaped median along Central Parkway which remains unbroken. The applicant proposes to punch through this median in order to create a new median opening for full access to the property. A review of the project by the Development Services Division produced the following comments in their memorandum dated May 5, 2016:

- 1. Beach Boulevard is a FDOT maintained roadway. Number, design and location of accesses and turn lane design is subject to FDOT review and permit approval.*
- 2. Proposed median opening on Central Parkway requires approval from City Traffic Engineer. If approved, southbound left turn lane shall be designed per FDOT Index 301 (design speed 45mph) and provide a minimum of 100 foot queue. Unless otherwise approved by Traffic Engineer.*

A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated May 9, 2016:

*This proposal is for 16 fueling stations of ITE 946 Gasoline/Svc Station W/ Convenience Market & Car Wash which would generate a total of 2,445 vpd and does not exceed available capacity on this roadway.*

*(ITE 946 Gasoline/Svc Station W/ Convenience Market & Car Wash – 16 fueling stations)*

The use and variety of building setback lines, separations, and buffering:

Applicant proposes minimum front, side, and rear yard setbacks that are conventionally found in the Industrial Business Park (IBP) zoning district. The height of structures is limited to 35 feet. However, the site plan shows a 50 feet front yard setback, and 30 feet side and rear yard setbacks. A required landscape buffer of 10 feet in the front yard and 5 feet in the side and rear yard is proposed.

Signage: Applicant proposes two monument style signs, no greater than 75 square feet in area and 35 feet in height, internally or externally illuminated. Signage is specified for the convenience store use with one (1) canopy/fascia signs not exceeding a maximum of eight square feet in area. This is generally more restrictive than what would conventionally be allowed. The site contains over 300 feet of frontage along Beach Boulevard and 400 feet of



frontage on Central Parkway. The proposed sign area is less than required for standard IBP or CCG zoning districts. **The department recommends there shall be no more than one ground sign per road frontage.**

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located along a portion of Beach Blvd which is primarily undeveloped, or developed with industrial warehouse uses, wholesale commercial retail, or Institutional uses (Florida State College Jacksonville Campus).

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	PBF	PBF-1	College Campus
East	BP	IBP	Medical
South	BP	IBP	Industrial Warehouse
West	BP	IBP	Industrial Warehouse

The PUD differs from usual application of the Zoning Code in that it allows for the additional use of a car wash and fueling station on the site, but otherwise the uses allowed by right are limited. The maximum height for all uses is limited to thirty-five feet (35') in height, which is consistent with the conventional IBP Zoning District.

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Beach Boulevard (SR 212), from SR 9A to Kernan Boulevard, is the directly accessed functionally classified roadway. Beach Boulevard is a 6-lane divided class I arterial I in this vicinity and is currently operating at an acceptable LOS C. Beach Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2014 daily traffic volume of 52,000. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Beach Boulevard must be subject to FDOT access management requirements.

There is an existing stub-out bus stop location (bus routes 8 and 9) located in front of the

parcel along Beach Boulevard. The applicant proposes to either incorporate the stop into the right-in only access or relocate the bus stop. Final approval of bus stop alterations will be subject to the review and approval of JTA.

*(7) Usable open spaces plazas, recreation areas.*

No recreation area is required.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did not identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

No wildlife survey was required as the project is less than the 50-acre threshold.

*(10) Off-street parking including loading and unloading areas.*

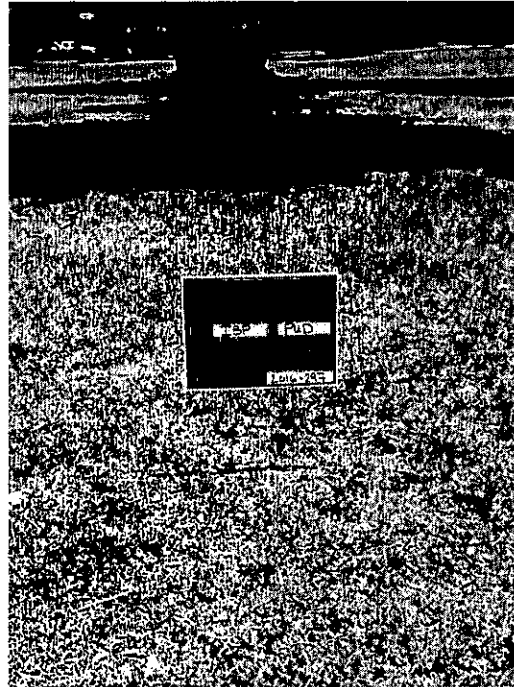
The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan. The project will meet all pedestrian accessibility requirements and will construct a new sidewalk up to the perimeter of the property. At this location along Central Parkway, there are no existing sidewalks.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on May 6, 2016, the required Notice of Public Hearing signs were not posted. However, the applicant did provide photos of the posted sign and the Sign Affidavit on May 10, 2016.



*Source: Applicant, Paul Harden  
Date: May 10, 2016*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-0297 be **APPROVED** with the following exhibits:

1. The original legal description dated February 11, 2016.
2. The original written description dated April 19, 2016.
3. The original site plan dated February 8, 2016.
4. The Development Services Division Memorandum dated May 5, 2016 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-0297 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. Any outside storage use on the subject property shall be subordinate to another permitted use and shall be visually screened pursuant to the supplemental performance standards and criteria of the Land Development Regulations.
2. There shall be no more than one ground sign per road frontage.



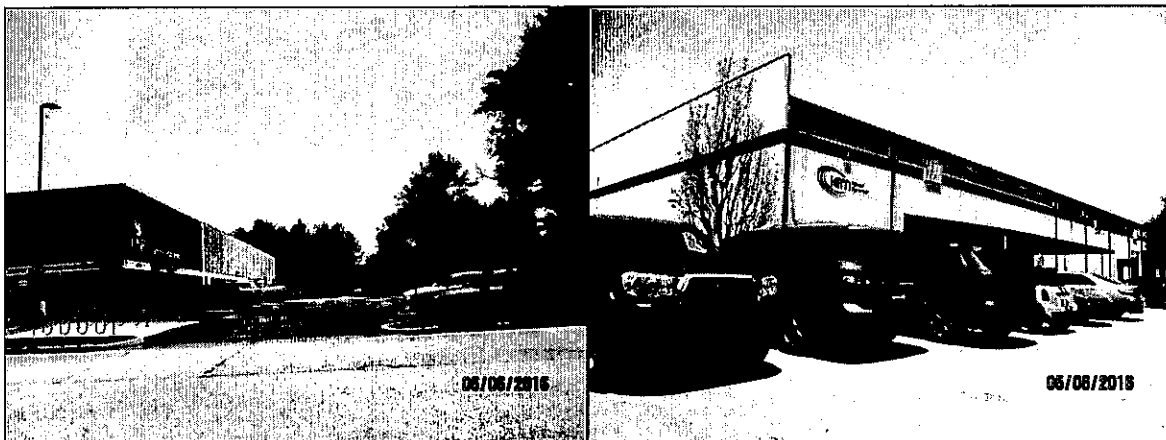
**Subject property, looking north toward Beach Boulevard.**

*Source: Staff, Planning and Development Department  
Date: May 6, 2016*



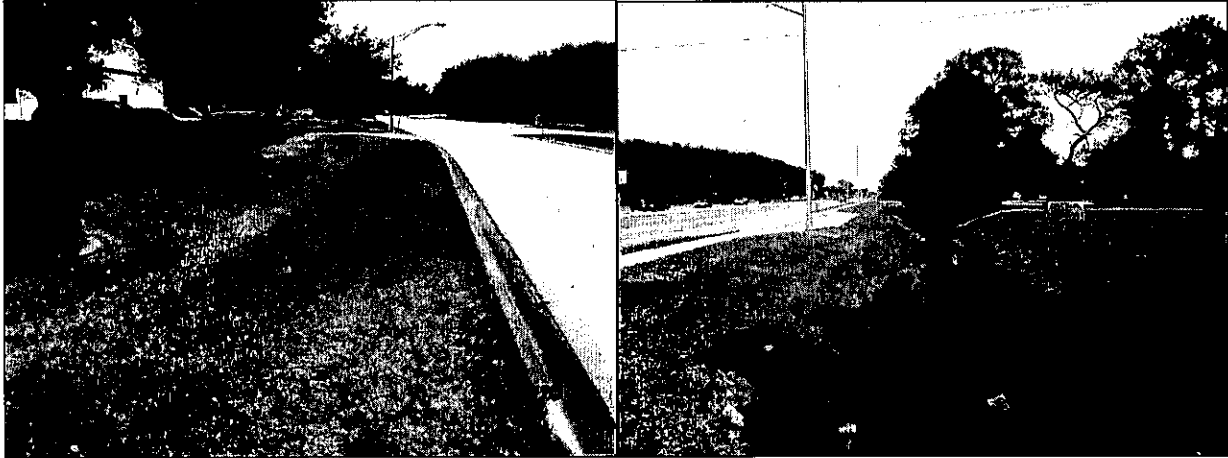
**Existing treed median in the middle of Central Parkway.**

*Source: Staff, Planning and Development Department  
Date: May 6, 2016*



**Nearby Industrial office, wholesale, and warehouse uses.**

*Source: Staff, Planning and Development Department  
Date: May 6, 2016*



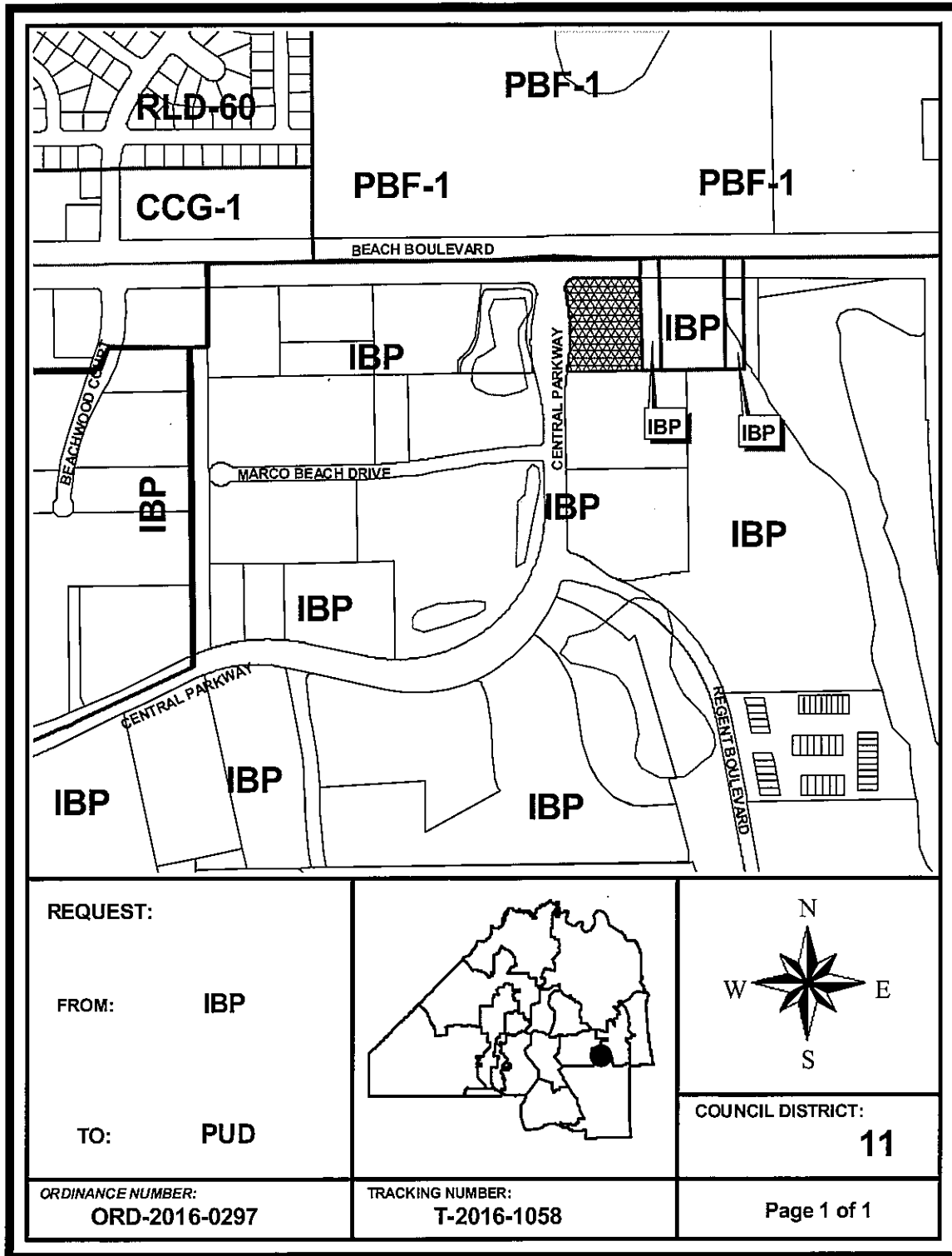
**There are no existing sidewalks along Central Parkway, but sidewalks are present along Beach Boulevard.**

*Source: Staff, Planning and Development Department  
Date: May 6, 2016*



**Existing bus stop along Beach to be incorporated into right-in only access, or to be relocated.**

*Source: Staff, Planning and Development Department  
Date: May 6, 2016*



### **1.1.11**

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

### **1.1.16**

Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
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New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

## **GOAL 3**

To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Note: The Land Use comments provided are based on the Exceptions, Waivers, Variances and Rezoning's Baseline Review provided by the Zoning Planner with the application.



DEVELOPMENT SERVICES



May 5, 2016

**MEMORANDUM**

TO: Aaron Glick, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Beach and Central Parkway PUD  
R-2016-297**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Beach Boulevard is a FDOT maintained roadway. Number, design and location of accesses and turn lane design is subject to FDOT review and permit approval.
2. Proposed median opening on Central Parkway requires approval from City Traffic Engineer. If approved, southbound left turn lane shall be designed per FDOT Index 301 (design speed 45mph) and provide a minimum of 100 foot queue. Unless otherwise approved by Traffic Engineer.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.



**MEMORANDUM**

**DATE:** 05/09/2016

**TO:** Aaron Glick  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF BEACH & CENTRAL PARKWAY PUD**

Beach Boulevard (SR 212), from SR 9A to Kernan Boulevard, is the directly accessed functionally classified roadway. Beach Boulevard is a 6-lane divided class I arterial I in this vicinity and is currently operating at an acceptable LOS C. Beach Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2014 daily traffic volume of 52,000. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Beach Boulevard must be subject to FDOT access management requirements.

This proposal is for 16 fueling stations of ITE 946 Gasoline/Svc Station W/ Convenience Market & Car Wash which would generate a total of 2,445 vpd and does not exceed available capacity on this roadway.

(ITE 946 Gasoline/Svc Station W/ Convenience Market & Car Wash – 16 fueling stations)



## *Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JIM BOXOLD  
SECRETARY

May 9, 2016

Aaron Glick  
City Planner II  
Planning and Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, FL 32202

### **RE: Beach and Central Parkway PUD**

#### **Introduction**

Beach and Central Parkway is a PUD on 2.71 acres and is a 6,119 square foot WaWa Convenience Market with 16 fueling stations. The property is located at the intersection of SR 212/Beach Boulevard and Central Parkway in Jacksonville, FL.

#### **Accessibility**

The development will have four access points. Access will be provided via one existing driveway on SR 212/Beach Blvd., one proposed driveway on Beach Blvd. and two proposed driveways on Central Parkway. The applicant will need to coordinate with FDOT access management regarding the proposed access point on SR 212/Beach Blvd. to ensure safe and adequate laneage, storage and deceleration lanes at this intersection based on posted roadway speed limits.

#### **Bicycle and Pedestrian Facilities**

The site plan does not depict sidewalks or bicycle facilities. There is an existing sidewalk on Beach Boulevard on the north side of the property. It appears that there are no known bicycle or pedestrian related issues. Please note the engineering evaluation and review of bicycle and pedestrian facilities occurs during the FDOT permit application process.

#### **Planned Improvements**

There are no programmed capacity projects near the development site.

#### **Trip Generation**

Previous studies with Convenience Markets with Gas Pumps implied that newer developments such as WaWa might have trip generation characteristics different from those already included in the *ITE Trip Generation Manual, 9<sup>th</sup> Edition*. FDOT conducted a study in 2012 for the purpose of representing these modern gas stations which aim to gain more customers by providing larger stores with more amenities, as well as more fueling positions to eliminate waiting or the need to move their vehicles when going to the store. The average square footage and number of fueling stations for the sites in this study are larger than similar land uses found in the *ITE Trip*

Generation Manual, 9<sup>th</sup> Edition. The multi-variable equations used in Table 1 were found to represent the highest level of predictability for these developments.

**Table 1**

Land Use	Size	Units	Daily Trips Equation	Daily Trips	PM Peak Hour Trips Equation	PM Peak Trips
Large Gas Station/Convenience Market	6,119	SF	$256.7*FP-144.5*kft^2$	3,223	$12.3*FP+15.5*kft^2$	292

FP= Fueling Positions  
Kft2= 1000 Square Feet

**Roadway Capacity**

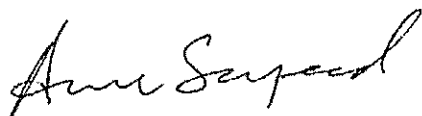
Table 2 shows the PM peak hour and maximum level of service volumes for the impacted segment according to FDOT's 2014 Florida State Highway System Level of Service Report, dated September 2015.

**Table 2**

County	Road	Map ID	Segment	FDOT LOS Standard	Maximum Service Volume for PM Peak Hour	2014 Peak Hour Volume	Current LOS
Duval	SR 212	314	SR 9A to Kernan Blvd.	D	5,390	4,748	C

Based on the number of trips generated and the segment mentioned in Table 2 there is sufficient capacity. Thank you for coordinating Beach and Central Parkway PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: Ameera.sayed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,



Ameera Sayeed, AICP, GISP  
FDOT D2 Growth and Development/Modeling Supervisor

Cc Tom Cavin, FDOT D2

# Application For Rezoning To PUD



## Planning and Development Department Info

**Ordinance #** 2016-0297 **Staff Sign-Off/Date** AAG / 03/21/2016

**Filing Date** 04/20/2016 **Number of Signs to Post** 2

**Hearing Dates:**

**1st City Council** 05/24/2016 **Planning Commission** 05/19/2016

**Land Use & Zoning** 06/07/2016 **2nd City Council** 06/14/2016

**Neighborhood Association** NONE

**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 1058

**Application Status** PENDING

**Date Started** 02/11/2016

**Date Submitted** 02/12/2016

## General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

**Company Name**  
LAW OFFICE OF PAUL M. HARDEN

**Mailing Address**  
501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
904	904	PAUL_HARDEN@BELLSOUTH.NET

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MCCOMBS	GEORGE	C.

**Company/Trust Name**  
NUMBER ONE VENDING SERVICE, INC.

**Mailing Address**  
8955 BEACH BLVD.

City	State	Zip Code
JACKSONVILLE	FL	32224

Phone	Fax	Email

## Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map			

165425 0150	11	3	IBP	PUD
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Ensure that RE# is a 10 digit number with a space (##### #####)

**Existing Land Use Category**

BP

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)**

**Development Number**

**Proposed PUD Name**

BEACH & CENTRAL PARKWAY PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

SOUTHEAST QUADRANT OF BEACH BLVD. AND CENTRAL PKWY.

House #	Street Name, Type and Direction	Zip Code
0	BEACH BV	32224

**Between Streets**

I-295 and KERNAN BLVD. S.

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8 1/2" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets

and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F**  Land Use Table

**Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H**  Aerial Photograph.

**Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
  - 2.71 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
  - 9 Notifications @ \$7.00 /each: \$63.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,093.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**





# Exhibit D

## WRITTEN DESCRIPTION

**Beach & Central Parkway PUD**  
**RE# 165425-0150**  
**April 19, 2016**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 2.71 acres of property from IBP to PUD. The parcel is located in the southeast quadrant of Beach Boulevard and Central Parkway.

The subject property is currently owned by Number One Vending Service, Inc. and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of BP/IBP. The property is currently vacant. Surrounding uses include: BP/IBP to the east (hospital); BP/IBP to the south and west (warehouse); and PBF/PBF-1 (college) to the north.

**Project Name:** Beach & Central Parkway PUD

**Project Architect/Planner:** Envision Design + Engineering

**Project Engineer:** Envision Design + Engineering

**Project Developer:** Grunthal & Schueth Properties, Inc.

### II. QUANTITATIVE DATA

**Total Acreage:** 2.71

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** 6,119 s.f.

**Total amount of recreation area:** N/A

**Total amount of open space:** N/A

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all buildings and structures:** 6,119 s.f.

**Phase schedule of construction (include initiation dates and completion dates)**

Initiation 1 year Completion 2 years

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Medical and dental or chiropractor offices and clinics
2. Hospitals
3. Professional offices
4. Business offices
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions
6. Union halls
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses
8. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment)
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code
11. Vocational, technical, business, trade or industrial schools and similar uses
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4
14. Filling gas stations and car wash, with convenience store, in accordance with the site plan attached

15. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant

**B. Permissible uses by exception**

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4
3. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
4. Churches, including rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4
5. Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part
6. Animal hospitals, veterinary clinics, animal boarding places, dog parks
7. Outside storage subject to the performance standards and development criteria set forth in Part 4

**C Permitted Accessory Uses and Structures:**

Consistent with §656.403.

**IV. STATEMENTS**

**A. How does the proposed PUD differ from the usual application of the Zoning Code?**

This PUD expands the uses from the usual application of the Business Park Zoning Code limitations, but allows for uses which are nonetheless consistent with the Industrial Business Park Comprehensive Plan designation. The site also allows for use of an infill site by expanding the uses normally limited by Business Park zoning designation.

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

All areas will be maintained by the owner.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area:* 10,000 square feet
- (2) *Minimum lot width:* 100 feet
- (3) *Maximum lot coverage:* 65 percent
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 10 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Beach Boulevard and Central Parkway, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and thirty-five (35) feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

**E. Utilities:**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;

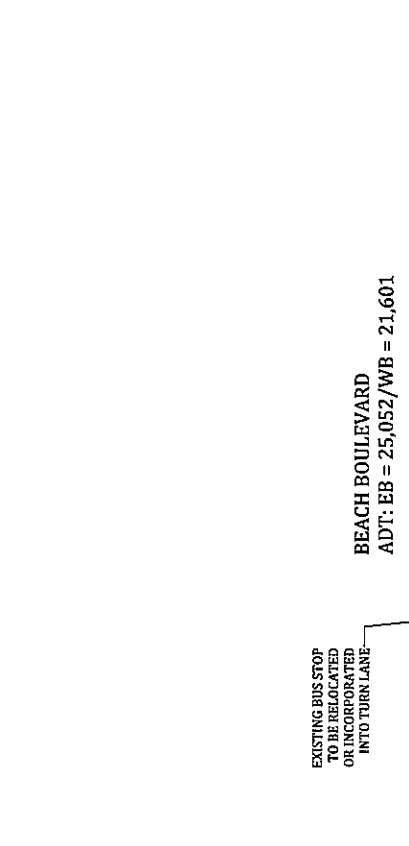
B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;



C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



2002 San Marco Boulevard, Suite 203  
 Jacksonville, Florida 32207  
 www.envisionjax.com  
 BOK-001-0145  
 Customers of Publication No. 28965  
 FL Reg. 51290  
 Douglas L. Shires, P.E.



**SITE DATA**

**ADDRESS:** BEACH BOULEVARD  
 JACKSONVILLE, FLORIDA  
 IBP (TO BE REZONED)

**JURISDICTION:** JACKSONVILLE, FLORIDA  
 IBP (TO BE REZONED)

**TOTAL PARCEL AREA:** 2.71 ACRES  
**PROJECT SITE AREA:** 2.71 ACRES  
**BUILDING AREA:** 18,870 SQ. FT.  
**MINIMUM PARKING REQUIRED:** 48 SPACES (INCL. 3 ADA SPACES)  
**PARKING PROVIDED (TOTAL):** 96 SPACES (INCL. 3 ADA SPACES)  
**ZONE A:** 40 SPACES  
**ZONE B:** 40 SPACES  
**ZONE C:** 2 SPACES

**REQUIRED SETBACKS (BRU):**  
**FRONT:** 50 FT (BEACH BLVD)  
**FRONT:** 50 FT (CENTRAL PKWY)  
**SIDE:** 30 FT (EAST)  
**REAR:** 30 FT (SOUTH)

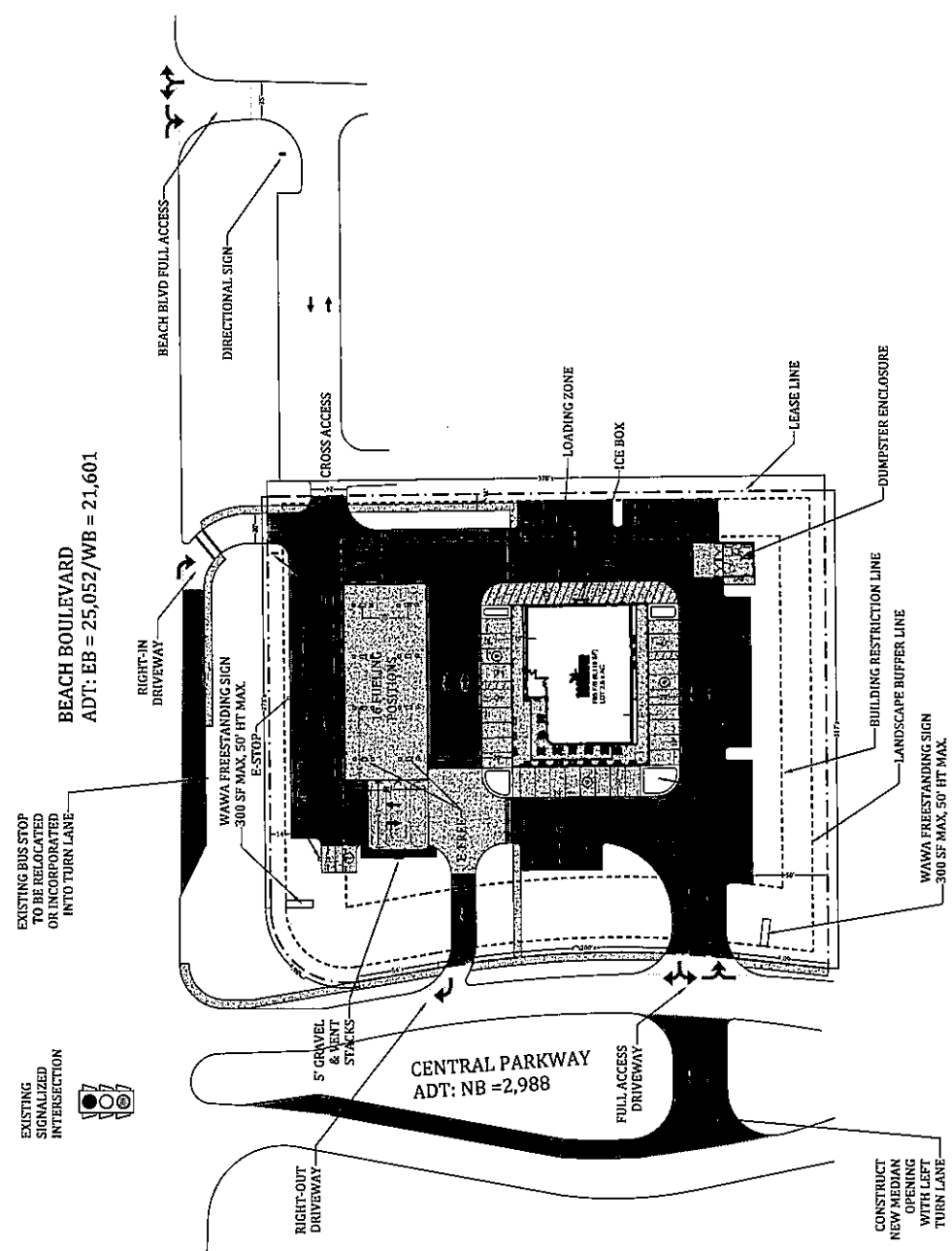
**REQUIRED BUFFERS:**  
**FRONT:** 10 FT  
**SIDE:** 5 FT  
**REAR:** 5 FT

**BUILDING COVERAGE:**  
**IMPERVIOUS AREA:** 5% (<40% MAX)  
 67% (<70% MAX)

**BUILDING TYPE:** F85 F/B  
**CANOPY CONFIGURATION:** STACKED  
**CANOPY TYPE:** SLOPED  
**NUMBER OF MPD'S:** 8 (3+1)

**NOTES:**

1. THIS IS A PRELIMINARY SITE PLAN ONLY. ASSUCH REGULATORY REVIEW AND PERMIT CONSIDERATION IS REQUIRED.
2. SURVEY REQUIRED TO VERIFY PARCEL LIMITS
3. PROPOSED ACCESS SHOWN ON PLAN IS SUBJECT TO CITY AND FINOT APPROVAL.
4. SITE DATA MUST BE VERIFIED



If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which **will** result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

### NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the **NOTICE OF PUBLIC HEARING SIGNS** provided to me for application 2016-297 were posted in conformance with Section on the property/site located at:

165425-0150  
Real Estate Number(s)

0 Beach Blvd  
Address

Jacksonville, FL  
City, State

Paul M Harden  
Printed Name

Paul M Harden  
Signature

Dated this 10 day of May, 2016.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 10 day of May, 2016, by Paul M. Harden (Applicant/Agent)

Such person(s): *(notary must check applicable box)*

- is (are) personally known to me; or
- produced a current \_\_\_\_\_ driver's license as identification; or
- produced \_\_\_\_\_ as identification.

Candace Taylor  
[Print or type name]  
Notary Public, State of Florida at Large



**CANDACE S. TAYLOR**  
Notary Public, State of Florida  
My Comm. Expires Feb. 22, 2018  
Commission No. FF 89365



EXHIBIT A - Property Ownership Affidavit

Date: 1/11/16

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:  
REF 165425-0150

To Whom it May Concern:

I George C. McCombs hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for \_\_\_\_\_ submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

Number One Vending Service, Inc.

By \_\_\_\_\_

By [Signature]

Print Name: \_\_\_\_\_

Print Name: George C. McCombs

Its: President

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 11 day of January 2016 by George C. McCombs, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

J.A. D'Ambrosio  
(Printed name of NOTARY PUBLIC)



J. A. D'Ambrosio  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE867852  
Expires 1/23/2017

State of Florida at Large.  
My commission expires: 1/23/17

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**



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## Detail by Entity Name

### Florida Profit Corporation

NUMBER ONE VENDING SERVICE, INC.

### Filing Information

Document Number	P94000065318
FEI/EIN Number	59-3264595
Date Filed	08/31/1994
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/12/2005
Event Effective Date	NONE

### Principal Address

8955 BEACH BLVD  
JACKSONVILLE, FL 32216

Changed: 04/10/2007

### Mailing Address

8955 BEACH BLVD  
JACKSONVILLE, FL 32216

Changed: 01/09/2010

### Registered Agent Name & Address

MCCOMBS, GEORGE COWNER  
8955 BEACH BLVD  
JACKSONVILLE, FL 32216

Name Changed: 07/14/2004

Address Changed: 04/10/2007

### Officer/Director Detail

#### Name & Address

Title PD

MCCOMBS, GEORGE C.

JACKSONVILLE, FL 32216

**Annual Reports**

Report Year	Filed Date
2013	01/18/2013
2014	01/09/2014
2015	01/05/2015

**Document Images**

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<u>10/12/2005 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
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<u>07/29/1998 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/06/1997 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/25/1996 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>06/27/1995 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 1/11/10

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: RE# 165425-0150

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for PUD Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

Number One Vending Service, Inc.

By \_\_\_\_\_

By [Signature]

Print Name: \_\_\_\_\_

Print Name: George C. McCombs

Its: President

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 11 day of January 2010 by George C. McCombs, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

J. A. D'AMBROSIO  
(Printed name of NOTARY PUBLIC)



J. A. D'Ambrasio  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE667952  
Expires 1/23/2017

State of Florida at Large.  
My commission expires: 1/23/17

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DIVISION OF CORPORATIONS**

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Changed: 01/09/2010

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JACKSONVILLE, FL 32216

Name Changed: 07/14/2004

Address Changed: 04/10/2007

### Officer/Director Detail

#### Name & Address

Title PD

MCCOMBS, GEORGE, C.

Copyright © and Privacy Policies

State of Florida, Department of State

JACKSONVILLE, FL 32216

**Annual Reports**

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<u>03/25/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/27/1995 -- ANNUAL REPORT</u>	View image in PDF format

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: RS# 165425-C150

Ladies and Gentleman:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

Number One Vending Service, Inc.

By:   
George C. McCombs

Its: President

# EXHIBIT F

PUD Name

**Beach & Central Parkway PUD**

## Land Use Table

---

Total gross acreage	<b>2.71</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>2.71</b>	Acres	<b>100</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of buildings and structures	<b>6,119</b>	Sq. Ft.	<b>5.18</b> %



Prepared by: Susan Burban, 4027 Alesbury Drive,  
Jacksonville, FL 32216

Record and Return to: Number One Vending Service,  
Inc., 8955 Beach Boulevard, Jacksonville, FL 32256

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** made on the 20th day of August, 2015, between **KEVIN BURBAN and SUSAN M. BURBAN**, his wife, whose mailing address is: 4027 Alesbury Drive, Jacksonville, FL 32224, hereinafter called the First Party, and **NUMBER ONE VENDING SERVICE, INC.**, a Florida corporation, whose mailing address is: 8955 Beach Boulevard, Jacksonville, FL 32224, hereinafter called the Second Party.

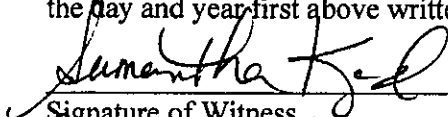
**WITNESSETH**, that the First Party, for and in consideration of the sum of TEN DOLLARS (\$10 .00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of, Duval, State of Florida, to wit:

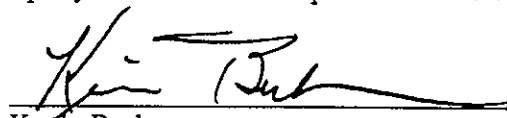
**VACANT PARCEL OF REAL PROPERTY ON BEACH BOULEVARD, JACKSONVILLE, FL, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO. TAX FOLIO NUMBER: 165425-0150.**

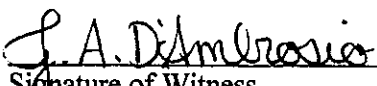
Subject to covenants, restrictions, easements of record and taxes for the current year.

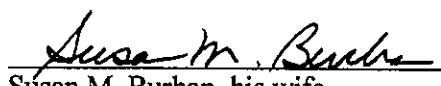
To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behalf of the said second party.

**IN WITNESS WHEREOF**, the First party has caused these presents to be executed the day and year first above written.

  
\_\_\_\_\_  
Signature of Witness  
Samantha Kaplan  
Printed Name of Witness

  
\_\_\_\_\_  
Kevin Burban (SEAL)

  
\_\_\_\_\_  
Signature of Witness  
J.A. D'Ambrosio  
Printed Name of Witness

  
\_\_\_\_\_  
Susan M. Burban, his wife (SEAL)

State of Florida  
County of Duval

The foregoing instrument is acknowledged before me on this 20 day of August, 2015 by **Kevin Burban and Susan M. Burban**, who are personally known to me or who have produced Florida Drivers Licenses as identification and who did not take an oath.

Witness my signature and official seal in the aforesaid state and county.

J. A. D'Ambrosio

My commission expires 1/23/17

(Affix Notary Seal)



J. A. D'Ambrosio  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE667952  
Expires 1/23/2017

## Exhibit "A"

A part of Tract "B", Beachwood Acreage Replat, as recorded in Plat Book 29, page 86 of the current public records of Duval County, being more particularly described as follows:

For a point of reference, commence at the intersection of the Westerly right-of-way line of Huffman Boulevard (a 200 foot right of way as now established) with the Southerly right-of-way line of Beach Boulevard (State Road 212, a 200 foot right of way as now established); thence South  $89^{\circ}18'20''$  West, along said Southerly right-of-way line of Beach Boulevard, a distance of 1200.00 feet to the Northwest corner of those lands described in Official Records Volume 5858, page 1622, and in Official Records Volume 5901, page 1917, and the Point of Beginning for the lands herein described; thence South  $00^{\circ}41'40''$  East, along the Westerly line of last said lands, a distance of 370.00 feet to the Southwest corner of said lands; thence South  $89^{\circ}18'20''$  West, along the North line of those lands described in Official Records Volume 8485, page 430, of said public records, a distance of 316.73 feet to the Easterly right-of-way line of Central Parkway, a right of way to the City of Jacksonville as recorded in Official Records Volume 5272, page 347, of said public records; thence North  $06^{\circ}06'20''$  East, along said Easterly right-of-way line, a distance of 60.00 feet to the point of curvature of a curve, concave to the West and having a radius of 724.07 feet; thence Northerly along said right-of-way line and along the arc of said curve, a distance of 200.09 feet, making a central angle of  $15^{\circ}50'00''$  and having a chord bearing of North  $01^{\circ}48'40''$  West and a chord distance of 199.46 feet to the point of tangency of said curve; thence continue along said right of way line, North  $09^{\circ}43'40''$  West, a distance of 53.82 feet to the point of curvature of a curve concave to the Southeast and having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, a distance of 86.42 feet, making a central angle of  $99^{\circ}02'00''$  and having a chord bearing of North  $39^{\circ}47'20''$  East and a chord distance of 76.06 feet to the point of tangency of said curve, said point of tangency lying on said Southerly right-of-way line of Beach Boulevard; thence North  $89^{\circ}18'20''$  East, along said Southerly right-of-way line, a distance of 272.58 feet to the Point of Beginning.

Together with a nonexclusive, perpetual, assignable easement for access, over the property recorded in Official Records Book 5858, page 1617, Official Records Book 5858 page 1620, and Official Records Book 5858, page 1622; Conveyance of Easement rights as set out in Special Warranty Deed recorded in Official Records Book 6255, page 1166; Conveyance of Easement rights as set out in Special Warranty Deed recorded in Official Records Book 11092, page 2194; Joinder and Consent recorded in Official Records Book 11092, page 2212, in the public records of Duval County, Florida.

February 11, 2016

ORDINANCE \_\_\_\_\_

Legal Description

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A part of Tract "B", Beachwood Acreage Replat, as recorded in Plat Book 28, page 86 of the current public records of Duval County, being more particularly described as follows:

For a point of reference, commence at the intersection of the Westerly right-of-way line of Huffman Boulevard (a 200 foot right of way as now established) with the Southerly right-of-way line of Beach Boulevard (State Road 212, a 200 foot right of way as now established); thence South  $89^{\circ}18'20''$  West, along said Southerly right-of-way line of Beach Boulevard, a distance of 1200.00 feet to the Northwest corner of those lands described in Official Records Volume 5858, page 1622, and in Official Records Volume 5901, page 1917, and the Point of Beginning for the lands herein described; thence South  $00^{\circ}41'40''$  East, along the Westerly line of last said lands, a distance of 370.00 feet to the Southwest corner of said lands; thence South  $89^{\circ}18'20''$  West, along the North line of those lands described in Official Records Volume 8485, page 430, of said public records, a distance of 316.73 feet to the Easterly right-of-way line of Central Parkway, a right of way to the City of Jacksonville as recorded in Official Records Volume 5272, page 347, of said public records; thence North  $06^{\circ}06'20''$  East, along said Easterly right-of-way line, a distance of 60.00 feet to the point of curvature of a curve, concave to the West and having a radius of 724.07 feet; thence Northerly along said right-of-way line and along the arc of said curve, a distance of 200.09 feet, making a central angle of  $15^{\circ}50'00''$  and having a chord bearing of North  $01^{\circ}48'40''$  West and a chord distance of 199.46 feet to the point of tangency of said curve; thence continue along said right of way line, North  $09^{\circ}43'40''$  West, a distance of 53.82 feet to the point of curvature of a curve concave to the Southeast and having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, a distance of 86.42 feet, making a central angle of  $99^{\circ}02'00''$  and having a chord bearing of North  $39^{\circ}47'20''$  East and a chord distance of 76.06 feet to the point of tangency of said curve, said point of tangency lying on said Southerly right-of-way line of Beach Boulevard; thence North  $89^{\circ}18'20''$  East, along said Southerly right-of-way line, a distance of 272.58 feet to the Point of Beginning.

Together with a nonexclusive, perpetual, assignable easement for access, over the property recorded in Official Records Book 5858, page 1617, Official Records Book 5858 page 1620, and Official Records Book 5858, page 1622; Conveyance of Easement rights as set out in Special Warranty Deed recorded in Official Records Book 6255, page 1166; Conveyance of Easement rights as set out in Special Warranty Deed recorded in Official Records Book 11092, page 2194; Joinder and Consent recorded in Official Records Book 11092, page 2212, in the public records of Duval County, Florida.